042.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	942,700 / 942,700
					USE VALUE:	942,700 / 942,700
					ASSESSED:	942,700 / 942,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORDEIRO ANTHONY G
Owner 2:	MCCARTHY KAREN L
Owner 3:	
Street 1:	15 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,498 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1840, having primarily Wood Shingle Exterior and 1860 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9498.000	357,200	21,500	564,000	942,700
Total Card	0.218	357,200	21,500	564,000	942,700
Total Parcel	0.218	357,200	21,500	564,000	942,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.83 | /Parcel: 506.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	29463
GIS Ref	
GIS Ref	
Insp Date	12/11/18

!3578!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,200	21500	9,498.	564,000	942,700	942,700	Year End Roll	12/18/2019
2019	101	FV	279,400	21500	10,000.	612,000	912,900	912,900	Year End Roll	1/3/2019
2018	101	FV	279,400	21500	10,000.	446,400	747,300	747,300	Year End Roll	12/20/2017
2017	101	FV	279,400	21500	10,000.	388,800	689,700	689,700	Year End Roll	1/3/2017
2016	101	FV	279,400	21500	10,000.	331,200	632,100	632,100	Year End	1/4/2016
2015	101	FV	263,600	21500	10,000.	324,000	609,100	609,100	Year End Roll	12/11/2014
2014	101	FV	263,600	21500	10,000.	266,400	551,500	551,500	Year End Roll	12/16/2013
2013	101	FV	263,600	21500	10,000.	253,400	538,500	538,500		12/13/2012

PRINT

Date	Time
12/10/20	18:47:50

LAST REV

Date	Time
12/27/19	08:45:02
apro	
3578	

USER DEFINED

Prior Id # 1:	29463
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN THERESA/	29444-345		11/30/1998		340,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1377	Porch	3,500					
8/19/1999	539	Alterati	10,000					REMODEL BARN
7/16/1999	435	Porch	3,500					REBUILD PORCH-FRON
2/3/1999	52	Redo Kit	10,000					REM KIT AND BATH

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Meas/Inspect	372	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Entry Denied	197	PATRIOT
8/10/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9498		Sq. Ft.	Site		0	80.	0.74	1									563,953						564,000	change land sq. ft

Total AC/HA:	0.21804	Total SF/SM:	9498	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 563,953	Spl Credit	Total: 564,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1840	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21451616
Const Adj.:	0.99980003
Adj $ / SQ:	157.856
Other Features:	80500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485264
Depreciation:	128110
Depreciated Total:	357155

COMMENTS

OWNER SAYS OFC BARN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 5			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

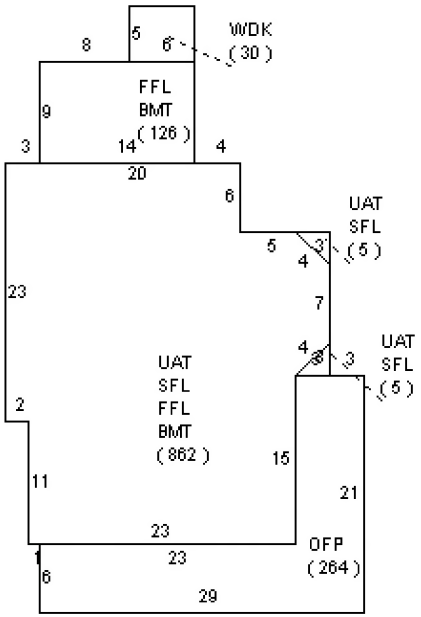
No Unit	RMS	BRS	FL
1	7	5	
Totals			
1	7	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.64
Special Features:	0	Val/Su Net:	106.31
Final Total:	357200	Val/Su SzAd	192.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	47.360	46,788
FFL	First Floor	988	157.860	155,961
SFL	Second Floor	872	157.860	137,650
OFP	Open Porch	264	22.750	6,005
UAT	Upper Attic	218	63.140	13,765
WDK	Deck	30	16.000	480

Net Sketched Area:	3,360			Total:	360,649
Size Ad	1860	Gross Are	4014	FinArea	1860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	28X15	A	AV	1930	20.95	T	40	101			5,300			5,300
32	Barn W/Loft	D	Y	1	30 X24	E	EX	1930	26.88	T	16.3	101			16,200			16,200

More:	N	Total Yard Items:	21,500	Total Special Featues:	Total: 21,500